



CODE ENFORCEMENT OFFICE  
"BUILDING SAFETY IS NO ACCIDENT"

## TOWN OF WEST SENECA

TOWN SUPERVISOR  
GARY A. DICKSON

TOWN COUNCIL  
WILLIAM BAUER  
JOSEPH J. CANTAFIO  
WILLIAM P. HANLEY JR.  
JEFF PIEKAREC

TO: Honorable Town Board

FROM: Jeffrey Schieber  
Code Enforcement Officer

DATE: November 10, 2021

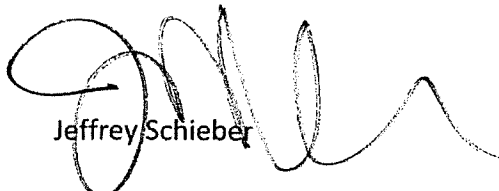
RE: **Portion of 2602 Clinton Street  
Rezoning Request**

Dear Honorable Town Board Members:

The future owner of the above property is seeking a change in zoning from R-100A to M-1 to allow for the redevelopment of the site into a school bus operation.

Please review the attached letter and the attached documents and refer this matter to the Planning Board for their recommendation, should you find this favorable.

If you have any questions, please contact my office.

  
Jeffrey Schieber

JS:sl

Attachs.

Clinton Street Realty Holdings, LLC  
29 East 21<sup>st</sup> St  
New York, NY. 10010

Nov. 8, 2021

Dear Sir/Madam:

I am Roger Rosen, the managing member of Clinton Street Realty Holdings LLC., and I am authorizing Igor Yuzbashev, who is the purchaser of 2544 Clinton St and 2574 Clinton St. to act on my behalf.

Igor Yuzbashev is authorized by me to apply for rezoning of 2574 Clinton Street to accommodate buyer's end use.

Thank you for your help with this matter.

  
Sincerely, Roger Rosen  
Clinton Street Realty Holdings, LLC.

November 9, 2021

Town of West Seneca Town Board  
1250 Union Road  
West Seneca, NY 14224

RE: 2544 & 2602 Clinton Street  
Rezoning & special Permit Application

Supervisor Dickson & Honorable Board Members:

On behalf of WNY Bus Co, (yellow local school bus company), we submit the following materials for your consideration of rezoning a portion of this property from Residential to Manufacturing (M1) and a special permit for the proposed use:

Parcels included in the project:

- |                       |                     |            |              |
|-----------------------|---------------------|------------|--------------|
| • 2544 Clinton Street | Tax Map# 124.00-2-5 | 11.7 Acres | Zoned M1     |
| • 2602 Clinton Street | Tax Map# 124.00-2-8 | 9.5 Acres  | Zoned R 100a |



These parcels are located on the north side of Clinton Street and are bordered to the north and west by Cayuga Creek. The St. Mathews cemetery is our adjoining land owner to the east. The goals of my client are to purchase both properties for the operation of a school bus company. A 7.3+/- acres portion of 2602 Clinton Street is required to be rezoned to M-1 to match the existing zoning class of 2544 Clinton Street to the west. The proposed use of the property includes the following elements:

- The existing stately building will remain and upgraded for office use.
- All of the smaller outbuildings will be removed.
- The existing entrance to the property will remain; some modifications to the stone wall along the frontage may be required.
- A 20,000 sq. ft. building is proposed in the rear 2544 Clinton Street for a maintenance shop for the vehicles.
- One large parking lot is proposed on 2602 Clinton Street for school bus parking.
- Parking lots are proposed for employee parking
- No construction is proposed in the Flood Plain which encumbers approximately 4 acres of the property.
- Areas for storm water management are accounted for
- Residential homes are proposed along the frontage of 2602 Clinton Street

The owner & operator WNY BUS Co. is a well-established business in the local area and currently operates in Depew. If successful in the acquisition and the approval of these properties they will expand their operation to West Seneca. The operation of the facility will include the following:

- 180 +/- buses will be on site
- 330 +/- employees will be needed
- The site will operate
  - 5:00 am to 7:00 pm Monday through Friday
  - 7:00 am to 5:00 pm Saturday
- The maintenance building will operate 7:00 am to 6:00 pm Monday through Friday
- An above ground fuel tank to service the fleet will be installed

As part of any change in a neighborhood, including a rezoning request we fully understand that the public will have questions and concerns related to the use of the property. It has been our experience that neighbor issues can be clearly identified and generally falls into a few categories. The following is a brief list of topics and our proposed impacts:

### **Traffic**

As you know Clinton Street is also known as State Route 345 and is under the jurisdiction of the New York State DOT. Our access point to the roadway has good sight distance to the east and west. The posted speed limit in this area is 35 MPH. We fully understand that a traffic study may be required by the Planning Board as part of this project.

### **Screening & Landscaping**

We are very fortunate that this property is surrounded by Cayuga Creek which makes an outstanding buffer to the north and west. The eastern property line borders St. Mathew's cemetery which will not be impacted. Our proposal is to construct resident homes along the front of 2602 Clinton Street; these homes along with a proposed conservation easement to keep a

portion of the existing trees will act as a substantial buffer to the bus parking lot in the rear of the property. A proposed lighting plan will be submitted in the future to meet Town standards for light spill.

**Drainage**

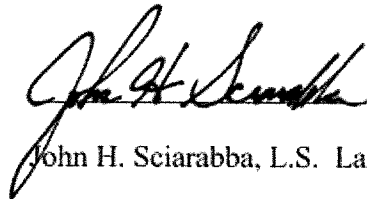
Generally these properties are well drained and gently slope toward Cayuga Creek to the north. A NYSDEC Storm Water Management permit is required as part of this development. This permit required extensive analysis of the existing watershed and the proposed impacts of this project on it. In the future this drainage report will be submitted to the Town Engineer for review and approval.

**Noise**

The school buses will depart and arrive back to the site on schedule routes. We do not see the noise levels going above the ambient noise levels of the existing roadway. The maintenance building is over 400 feet off the road and all work will be completed within the building.

Please include this application on your next applicable Town Board agenda. In the meantime, please contact me directly with any questions regarding this application or the development proposal in general.

Sincerely,

A handwritten signature in black ink, appearing to read "John H. Sciarabba". The signature is fluid and cursive, with a large initial "J" and "S".

John H. Sciarabba, L.S. LandTech

# Zoning Map

# TOWN

